



REPORT

To: Chair and Directors

Report Number: DS-BRD-449

From: Development Services

Date: January 9, 2025

Subject: Development Variance Permit No. 24-011

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse to issue Development Variance Permit No. 24-011 to increase the maximum accessory building aggregate floor area from 232 m² to 301 m² on the property identified as PID: 007-678-789, as the proposal is not consistent with zoning.

BACKGROUND/RATIONALE:

Proposal

The applicant would like to increase the maximum accessory building floor area for their property from 232 m² (2,496 ft²) to 301 m² (3,240 ft²), an increase of 69 m² (744 ft²) or 30%. This increase is to accommodate a 4.3m x 18m (14' x 60') lean-to attached to a 12m x 18m (40' x 60') shop.

Rationale

Refusal is being recommended as this proposal is a 30% increase to the maximum accessory building floor area as set out in PRRD Zoning Bylaw 1343, 2001.

File Details

Owner: Dana Wilfur
Area: Electoral Area E
Location: Chetwynd
Legal: Lot 3 District Lot 1907 Peace River District Plan 24967
PID: 007-678-789
Civic Address: 6047 Westall Subdivision
Lot Size: 1.95 ha (4.82 ac)

Site Context

The subject property is on the southwest outskirts of the District of Chetwynd, roughly 1 km from the District's border. The property is just off Highway 97S and all the surrounding parcels are zoned residential.

Official Community Plan (OCP)

Pursuant to the West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, the subject property is designated Settlement (S). Land within this designation should be used for a full mix of land uses to allow for rural communities with opportunities to live, work, and play.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 4 (R-4). Land within this zone may be used for dwelling units, agriculture, and market garden. The minimum parcel size is 1.8 ha (4.5 ac). The proposed use does not comply with the zoning bylaw because it exceeds the maximum accessory building floor area. Therefore, a variance is required.

Impact Analysis**Context**

The proposed use is consistent with the surrounding land uses.

Population & Traffic

No change is anticipated.

Sewage & Water

The applicant will be using a septic gravity system approved by northern health. The applicant will be installing a cistern.

Site Features**Land**

The property is completely treed. The applicant intends to clear an area for construction of the house and shop at a later date.

Structures

There are currently no structures on the property. The applicant intends to build their residence and shop concurrently.

Agricultural Land Reserve

The property is not within the Agricultural Land Reserve.

Access

The property is proposed to be accessed from Westall Subdivision road.

Comments & Considerations**Fire Protection Area**

The subject property is within the Chetwynd Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Comments Received from Municipalities & Provincial Agencies**Ministry of Transportation & Infrastructure**

Interests unaffected.

PRRD GIS

Interests unaffected.

PRRD Bylaw Enforcement

Interests unaffected. No principal use has been established yet. Construction of this shop must not occur before the dwelling (even if DVP is refused). Any future use of the shop must either be strictly personal or comply with the Home-Based Business Regulations.

PRRD Building Inspection

Interests unaffected.

Archaeology Branch

According to Provincial records, there are no known archaeological sites recorded on the subject property. However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the property. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites and their results may be refined through further assessment.

BC Hydro

BC Hydro has no objection in principle to the Development Variance Permit application.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

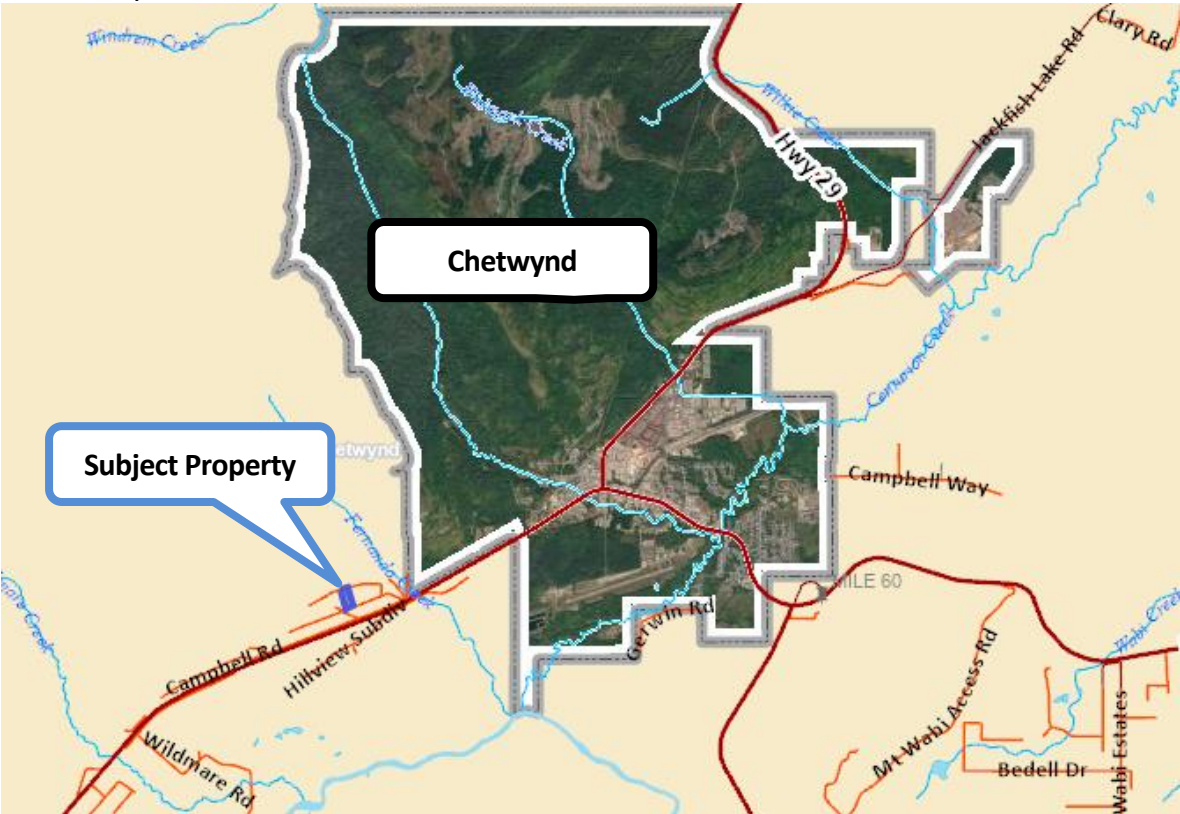
STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan

Attachments:

1. Maps, PRRD File No. 24-011 DVP
2. Application, PRRD File No. 24-011 DVP

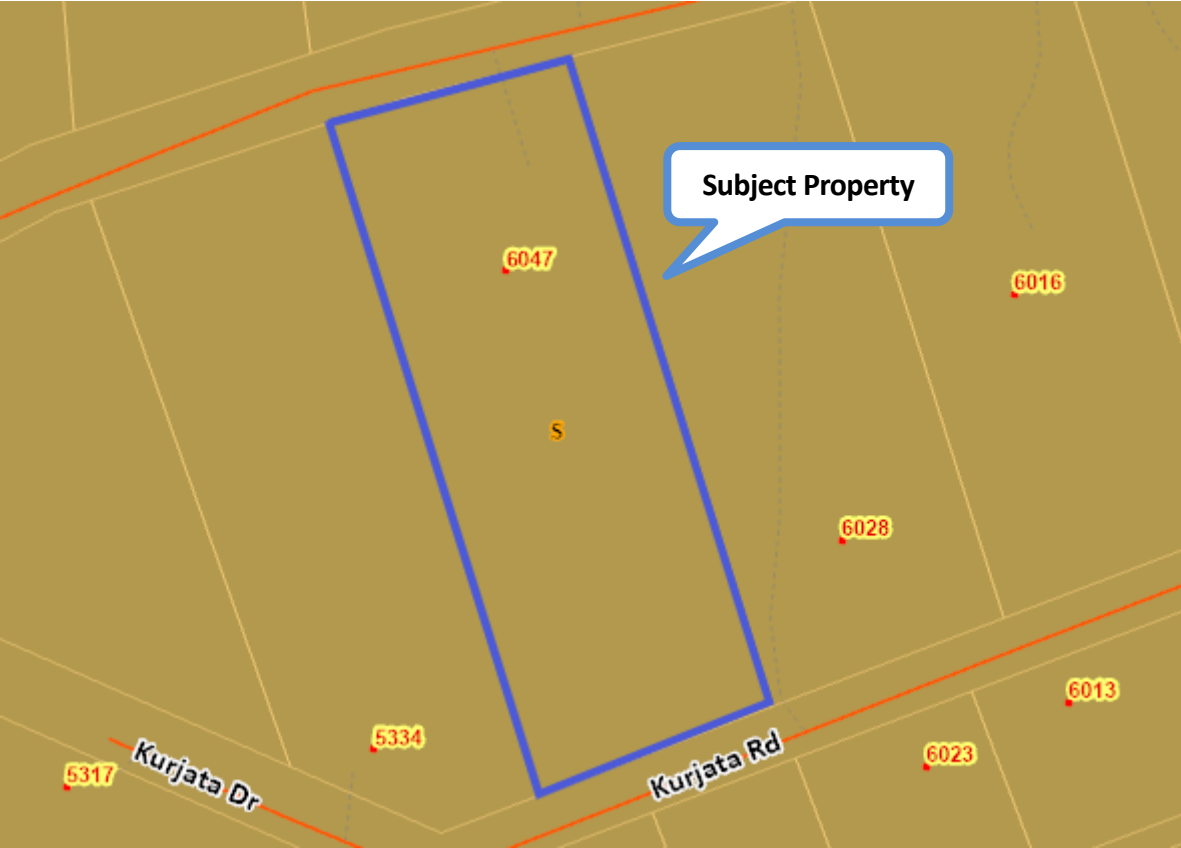
Location: Chetwynd area



Aerial imagery



PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2021: Settlement (S)



PRRD Zoning Bylaw No. 1341, 2001: Residential 4 (R-4)





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fs@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,150.00
☐ Zoning Bylaw Amendment* #	\$ 800.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☐ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☒ Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name <i>Dana Wilbur</i>	Authorized Agent of Owner (if applicable)
Address of Owner [Redacted]	Address of Agent
City/Town/Village: [Redacted]	City/Town/Village:
Postal Code: [Redacted]	Postal Code:
Telephone Number: [Redacted]	Telephone Number:
E-mail: [Redacted]	E-mail:

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
Lot 3 Plan RGP 24967 District Lot 1407 PID 007-678-789	1.956 (ha.) acres
	ha./acres
	ha./acres
	TOTAL AREA ha./acres

4. Civic Address or location of property: 6047 Westall Subdivision

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

☒ Development Variance Permit – describe proposed variance request:

I am building a 40x60 shop and would like to add a 14w x 60h lean-to on the south side for RV-storage

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit:

Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Home - being built next year along with the shop starting in May 2025

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Residential

(b) East Residential

(c) South Residential

(d) West Residential

increase

8. Describe your proposal. Attach a separate sheet if necessary:
I would like to ^{increase} on the sq. ft. of ~~tail~~ my accessory building
I am building a 40x60 shop and would like to have a
14x60 lean to on the south side to have RV storage

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
- need room for storing rv and side-by-side

10. Describe the proposed and/or existing means of sewage disposal for the property:
I currently have an approved septic gravity system
approved by Northern Health folio # 027-759-042241.110

11. Describe the proposed and/or existing means of water supply for the property:
I will be installing a cistern.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and to the best of our knowledge, a true statement of the facts related to this application.

Signature of Owner

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

I, Dana Wilfer, hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

Lot 3 Plan PGP 24967

District Lot 1907

PID 007-678-789

Please check only one:

☒ I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

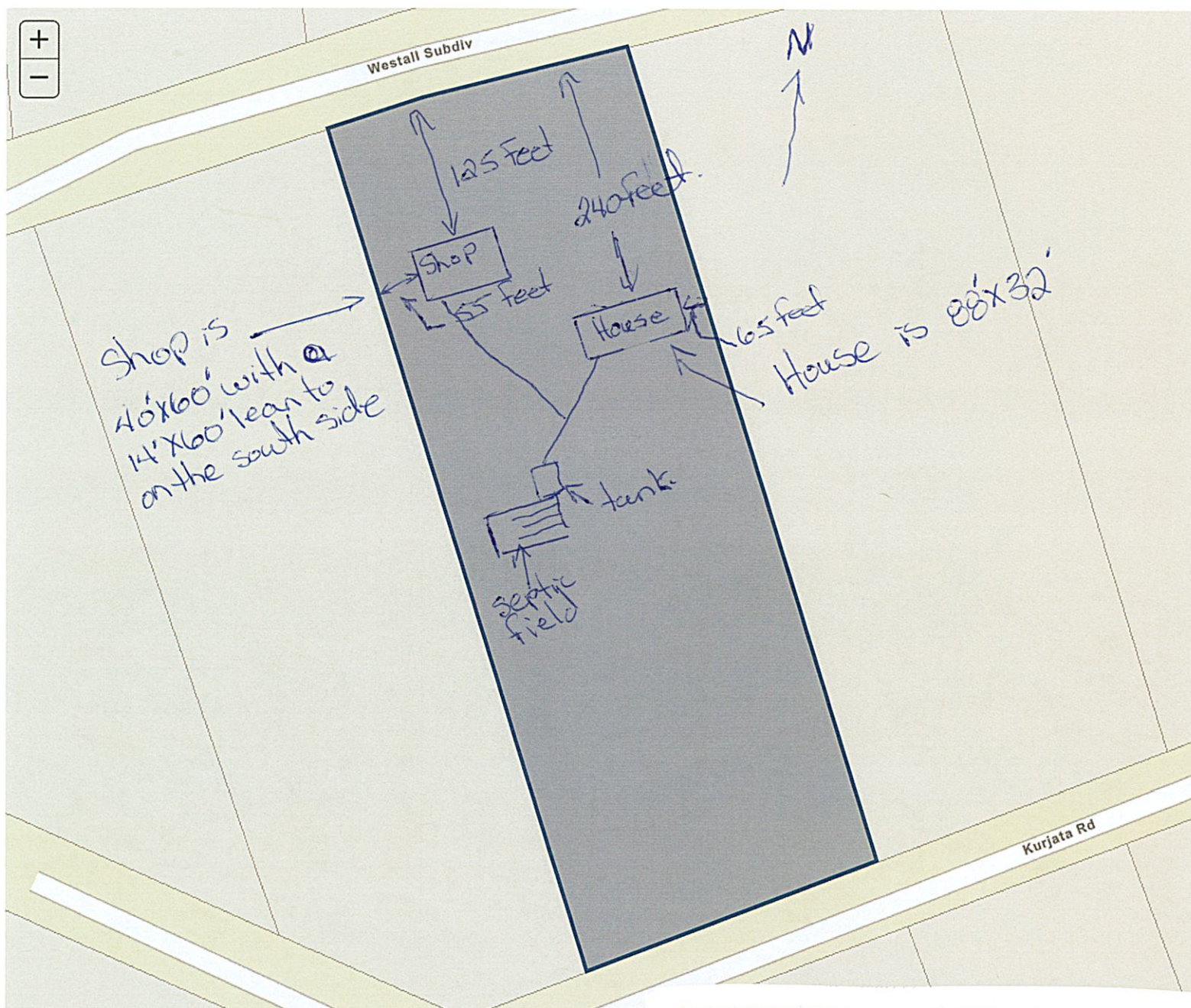
I further acknowledge that this declaration does not remove any liability, which may otherwise be
legislation.

10 / 19 / 2021
dd mm yyyy

10 / 19 / 2021
dd mm yyyy

Owner/Agent

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail
SiteID@gov.bc.ca



A. DANIL
B.C. LAND
PRINCE
FILE